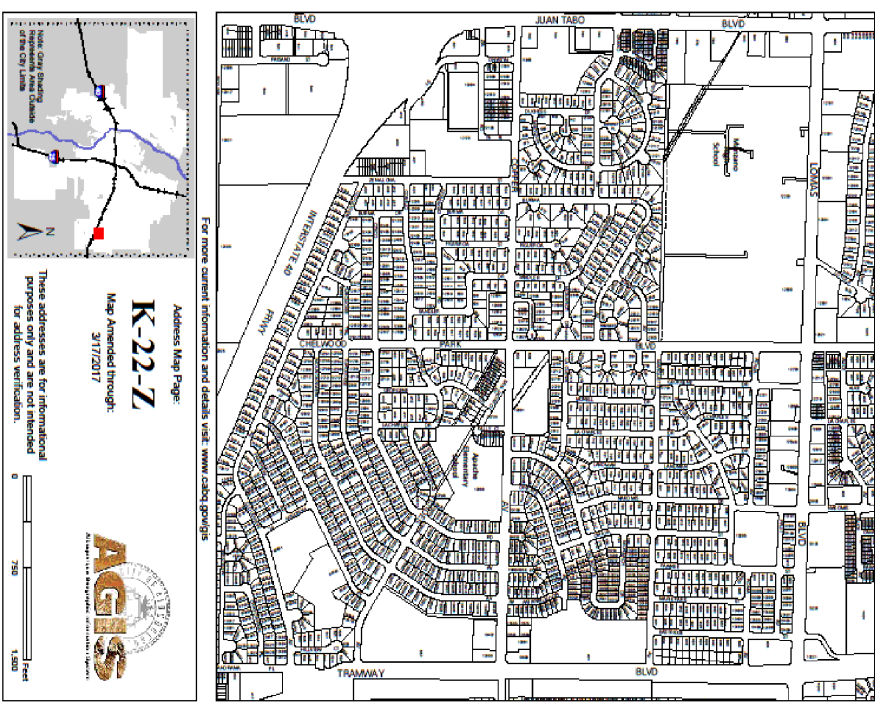


REPLAT OF LOTS 10, 9, & 8  
OF BLOCK 3 OF THE  
PANORAMA ADDITION  
NOW BEING DESIGNATED AS  
TRACT 1

CITY OF ALBUQUERQUE, BERNALILLO COUNTY  
STATE OF NEW MEXICO  
OCTOBER 2020



Vicinity Map (nts)

CITY APPROVALS:

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
U.P.C. # 1022057729024941716, 102205728825041717 & 102205728625241718  
PROPERTY OWNER OF RECORD: TRB HOLDING \_\_\_\_\_ DATE \_\_\_\_\_  
BERNALILLO COUNTY TREASURER'S OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

UTILITY APPROVALS:

PNM	DATE
NEW MEXICO GAS CO.	DATE
COMCAST	DATE
QWEST CORP. D/B/A CENTURYLINK QC	DATE

**FREE CONSENT**  
KNOW ALL PERSONS BY THESE PRESENTS:  
THAT THE UNDERSIGNED OWNERS HAVE CAUSED TO CONSOLIDATE THE LANDS AND GRANT EASEMENTS AND RIGHT-OF-WAY AS SHOWN HEREON AND THAT THIS SURVEY IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND IS LYING AND BEING SITUATE WITHIN THE PLANNING AND PLATTING JURISDICTION OF BERNALILLO COUNTY NEW MEXICO. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES

TIMOTHY BORROR (TRB HOLDING LLC)  
STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSON(S) WHOSE NAME(S) APPEAR ABOVE.

NOTARY PUBLIC \_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_

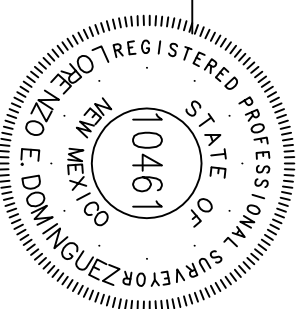
**Statement of Declaration of Purpose**

The purpose of this plat is consolidate 3 lots into 1

**SURVEYOR'S CERTIFICATE**

I, LORENZO E. DOMINGUEZ, NEW MEXICO PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO.

LORENZO E. DOMINGUEZ N.M.L.S. No. 10461 DATE



PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE GRANTED FOR THE COMMON USE OF:  
A. PUBLIC SERVICE CO. OF NEW MEXICO (PNM) A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.  
B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.  
C. CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.  
D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE CABLE SERVICES.  
INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL, HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURE ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.  
EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHEARS, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER  
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION d/b/a CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

SURVEY NOTES:  
THE BASIS OF BEARING WAS ESTABLISHED BETWEEN TWO FOUND MONUMENTS, GPS RTK OBSERVATIONS AND THE WGS 84 ELLIPSOID.  
QUITCLAIM DEED FROM TIMOTHY BORROR TO HRB HOLDING LLC AS THE SAME IS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK AS DOCUMENT No. 2018107133  
PLAT OF SURVEY ENTITLED "PANORAMA...." AS THE SAME IF FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN PLAT VOL. 01, FOLIO 122  
PLAT OF SURVEY ENTITLED "AMENDED AND CORRECTED SUMMARY PLAT SHOWING PARCELS "B-1", "B-2" & "B-4" IN BLOCK 3 PANORAMA ADDITION...." AS THE SAME IS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN PLAT VOL. 014, FOLIO 80  
OTHER DEEDS AND PLATS AS NOTED HEREON.  
ALL EASEMENTS ARE SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS OR PROPRIETORS OF THIS SUBDIVISION SHOWN HEREON, UTILITY COMPANIES OR OTHER INTERESTED PARTIES.  
THIS PROPERTY IS LOCATED WITHIN THE CITY OF ALBUQUERQUE

SOLAR NOTE  
NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT FOR SUBDIVISION.

**INDEXING INFORMATION**

OWNERS(S): TRB HOLDING LLC  
RECORDED DOCS: 2018107133 & 2019091461  
PLSS: SEC. 22, T.10N, R.4E., N.M.P.M.  
SUBDIVISION(S): PANORAMA ADDITION  
PROJECT No. FM-20-132